

Minutes: April 20, 2011 meeting of the  
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

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**Agenda Item 1: - Roll Call and Advisory Role Statement**

Farrell called the meeting to order at 6:35 pm, Farrell read the advisory role statement. Present: Sandra Farrell (Chair), Gil Jemmott (Co-Vice Chair), Karen Binns (Co-Vice chair), Ben Morris (secretary), Henry Palmer, absent: Tom Kumura, Jon Mehtlan.

**Agenda Item 2: Review of minutes of meetings:** Minutes of meeting from March 16, 2010 meeting were reviewed, and corrections noted; a motion to approve minutes as corrected by Morris seconded by Farrell, motion passed 4-0-1. The December 2010 minutes had been distributed but members had not reviewed, and requested that they be reviewed next meeting.

**Agenda Item 3: Public Forum:** Karen Binns indicated that when she looked at the April 12 Board of Supervisors Agenda she noticed a comment that TERI Inc was allocated \$25,000 from the Neighborhood Reinvestment budget to cover cost of construction and development of the Parham House.

Palmer noted that the Header for the Sponsor Group Agenda should be modified to reflect that all positions are currently filled.

**Agenda Item 4: Royal road Cellular Facility PCA 3300-10-006 (P10-006):** AT&T Mobility is proposing to install 12 panel antennas and one 4 foot diameter microwave antenna on a new 35-foot high Monopine. Associated equipment includes an 18' x 17'-4" x 8' high open topped enclosure with sound attenuation. Location: 3461 Royal Road. Nearest cross street is Hardell Lane. Revised landscape plan has been submitted. Ted Marioncelli presented plans and photo simulations showing the revised project. Sponsor group members expressed concern that the owner of the property who is using the property for a commercial operation, a nursery, had not maintained landscaping of the existing cell site and felt there should be some mechanism to guarantee the landscape would be properly installed and maintained for the life of the lease. Palmer said a maintenance agreement with periodic inspections should be part of any condition of approval and asked to see something in writing prior to approving the project. Morris added that the maintenance agreement should be between the property owner and AT&T and the condition of the lease would be the maintenance of the landscape. It was also suggested that another plant material be used in place the proposed Oleander because of known pests that are in the County that are killing Oleanders. Marioncelli said that he hadn't had time to notify Mr. Rainer, the property owner who has strongly objected to the project and Binns replied that she did not feel comfortable voting for approval without Mr. Rainer present to hear the testimony and have a chance to speak. Marioncelli stated he would bring back a copy of the lease for the sponsor group to review and meet with a Landscape Architect at the County regarding modifications to the landscaping. Morris moved to continue

the item until next meeting and asked Marioncelli to come back with details on the maintenance agreement. Farrell seconded. Motion past 5-5-0

**Agenda Item 5:Equine Policy and Ordinance:** Update on meetings held at County on policies and ordinances related to keeping horses both for personal use, boarding and public stables. Morris reported that he attended the March 30, 2011 Equine Stakeholders Meeting at DPLU along with a number of other Planning and Sponsor Group representatives. Carl Stiehl, DPLU staff, conducted the meeting, and he indicated that the letter of March 2, 2011 from Supervisors Horn and Jacob to the Board directed staff to work with the equine community and develop ordinance options and present these options to the Board. The recommendation should include the potential development of a tiered equestrian ordinance. This had been the direction that Staff was exploring prior to the Board letter, so this will actually bring the recommendations a little higher in importance. The Board letter asks for a report back within 120 days. Carl reviewed the current Animal Regulations in zoning, and showed an equine land use map, indicating where stable are not allowed by zoning. He described the four ordinance options being considered as appropriate to present to the board. 1) By-right Horse Stables, which would allow stables by right on most of the County's unincorporated land; 2) Tiered Ordinance, allowing some horse uses by right, some with and Administrative Permit and some Minor Use Permit , and some Major Use Permit for large projects; 3) Conservative Option, which maintains some existing regulations with minor changes, changing from a Major Use Permit to a Administrative Permit in some areas, but no by right tier; and 4) Status Quo , where regulations stay as they are. The cost of the options will by roughly \$500,000 for the ordinance level EIR preparation. Carl also reviewed with the group various other equine ordinances from Southern California Cities and Counties. Carl indicated that in early April there will be an internal stakeholders meeting with Public Works, Parks, Environmental Health, Animal Services, Code Enforcement, etc. He indicated that they will look for a recommendation to move forward in May and be before the board of supervisors most likely in June. Palmer mentioned that stables should not be allowed in flood plains. He also mentioned that careful consideration needs to be addressed regarding manure. Farrell asked for ongoing updates as appropriate.

**Agenda Item 6: San Marcos General Plan Update:** The City of San Marcos is going through a General Plan Update. Properties adjoining the Twin Oaks Valley Community Plan Area may have use changes that will impact Twin Oaks. Farrell reported that City Staff had expressed an interest to meet with members of the Sponsor Group which still needs to be set up, she had e-mailed staff but had not heard any response. Jemmott indicated that we could contact LAFCO by phone and express our concerns and request that they contact the City of San Marcos and direct them to meet with us. When they do have the meeting it was suggested that copies be obtained concerning past meetings which may be relevant to the Sponsor Group's concerns about areas adjacent to our boundaries. Jemmott indicated that in the past a request had been made to roll back the northern Sphere of Influence boundaries but no action had been taken. Jemmott made a motion that he contact LAFCO about this issue and request that they contact the City and have them as part of their General Plan Update roll back the Sphere to the City limits, Farrell seconded the motion and it passed 5-0-0.

**Agenda Item 7: General Plan Update (was GP-2020):** Review of Board of Supervisors actions regarding specific requests. Owners of these properties are requesting a different density than what has been proposed as Staff recommendations under the General Plan update. NC-48 was one area where additional information was to be presented and the Sponsor Group voted to hear this information. Also, discussion of how Board of Supervisor request/actions will likely impact the general Plan update and the ability of communities to have community driven community Plans. Farrell produced County Maps which had been used during the January 19, 2011 Sponsor Group meeting. She also produced Maps showing the marked up plans which were utilized during Sponsor Group meetings during the General Plan Update process. What was observed is that the decision on this particular property was not correctly interpreted by County Staff, but this was never caught by anyone on the Sponsor Group until after the January Sponsor Group Meeting, so this was the first opportunity to have an open discussion to confirm what had been decided and to verify the position of the Sponsor Group. Henry Palmer, speaking as a member of the public, said the maps presented by Staff were in evaluation of NC-48 were in error because they were old maps and that conditions had changed. Jimmy Wong had also provided a recent updated map showing the proper interpretation of the earlier Sponsor Group decision. Farrell had communicated with County Staff that this was a vote which we would reopen and recast our vote at our earliest opportunity. Farrell made the motion that we rescind our previous motion because the information supplied by Staff was inaccurate and vote to support the new Staff position that used the revised map supplied by Wong, . Jemmott seconded the motion and it passed 4-0-0.

**Agenda Item 8: Initial Draft Zoning consistency Review of April 1, 2010 map:** Review of map created by County and relationship to past actions by Sponsor Group. This discussion was held under Agenda Item 7.

**Agenda Item 9: Community Plan Update:** What is needed to complete or move the development of the Community Plan forward. Also update and status based open actions by the Board of Supervisors and impacts of their actions to the Community Planning process. Farrell reported that Morris has now inputted many aspects of the 1995 Community Plan into the current County template, and that it would seem appropriate to have a sub-committee established to help review this material and assist with moving towards completing the task. Morris explained what he had accomplished and asked for assistance with reviewing the correct application of the 1995 Plan into the new template. Palmer and Jemmott indicated a willingness to participate on a sub-committee with Morris. Palmer made a motion to create the subcommittee, Jemmott seconded the motion and it passed 5-0-0.

**Agenda Item 10: Update on ongoing projects:** None

**Agenda Item 11: Old Business:**

**Agenda Item 12: Administration and correspondence:** An application needs to be completed to continue to use the School facility for future meetings. Farrell adjourned the meeting at 9:10 p.m.

**Respectfully Submitted, Ben Morris, Secretary**

**The next regular meeting of the TOVCSG will be on Wednesday, May 18, 2011 at 6:30 p.m. at the Twin Oaks Elementary School.**